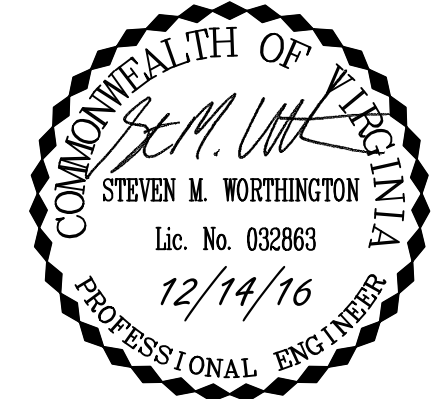


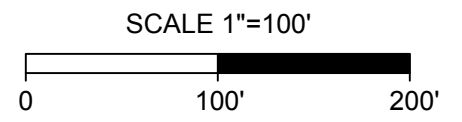
Lot #	Address	Owner	Tax Map Parcel Number	Zoning
<b>WESTLAKE HILLS SECTION "3" - BLOCK "G"</b>				
3	6501 Hageman Drive	Edwin D & Sandra C Sorenson	C0050327020	R-3
4	6507 Hageman Drive	Yeegah LLC	C0050327018	R-3
5	6513 Hageman Drive	Sergio & Dawn M Thompson Flores	C0050327016	R-3
6	6519 Hageman Drive	Jose M Clavel	C0050327014	R-3
7	6525 Hageman Drive	Susan E Moncure	C0050327012	R-3
8	6533 Hageman Drive	Nikolas J & Camille L Ronesi	C0050327010	R-3
9	6539 Hageman Drive	Ruth J Pletcher	C0050327008	R-3
10	6545 Hageman Drive	Carlo U & Debra A Moore Gangale	C0050327006	R-3
11	6553 Hageman Drive	Benjamin J & Sara H Shirley	C0050327004	R-3
12	6559 Hageman Drive	Charlie Q & Bernita	C0050327002	R-3
<b>WESTLAKE HILLS SECTION "6" - BLOCK "J"</b>				
1	6831 Greenvale Drive	Henry & Dorothy R Terhorst	C0050254001	R-3
2	6821 Greenvale Drive	Glenn W JR & Margaret W Stafford	C0050254002	R-3
7	1816 Greenvale Court	Charles C & Jeanette S McCoy	C0050254008	R-3
8	1808 Greenvale Court	J Vernon & Barbara M Glenn	C0050254010	R-3
9	1800 Greenvale Court	Thomas A & Margaret B Dale	C0050254011	R-3
30	1700 Glencove Lane	Kathleen D Derks	C0050254046	R-3



CITY OF RICHMOND APPROVAL

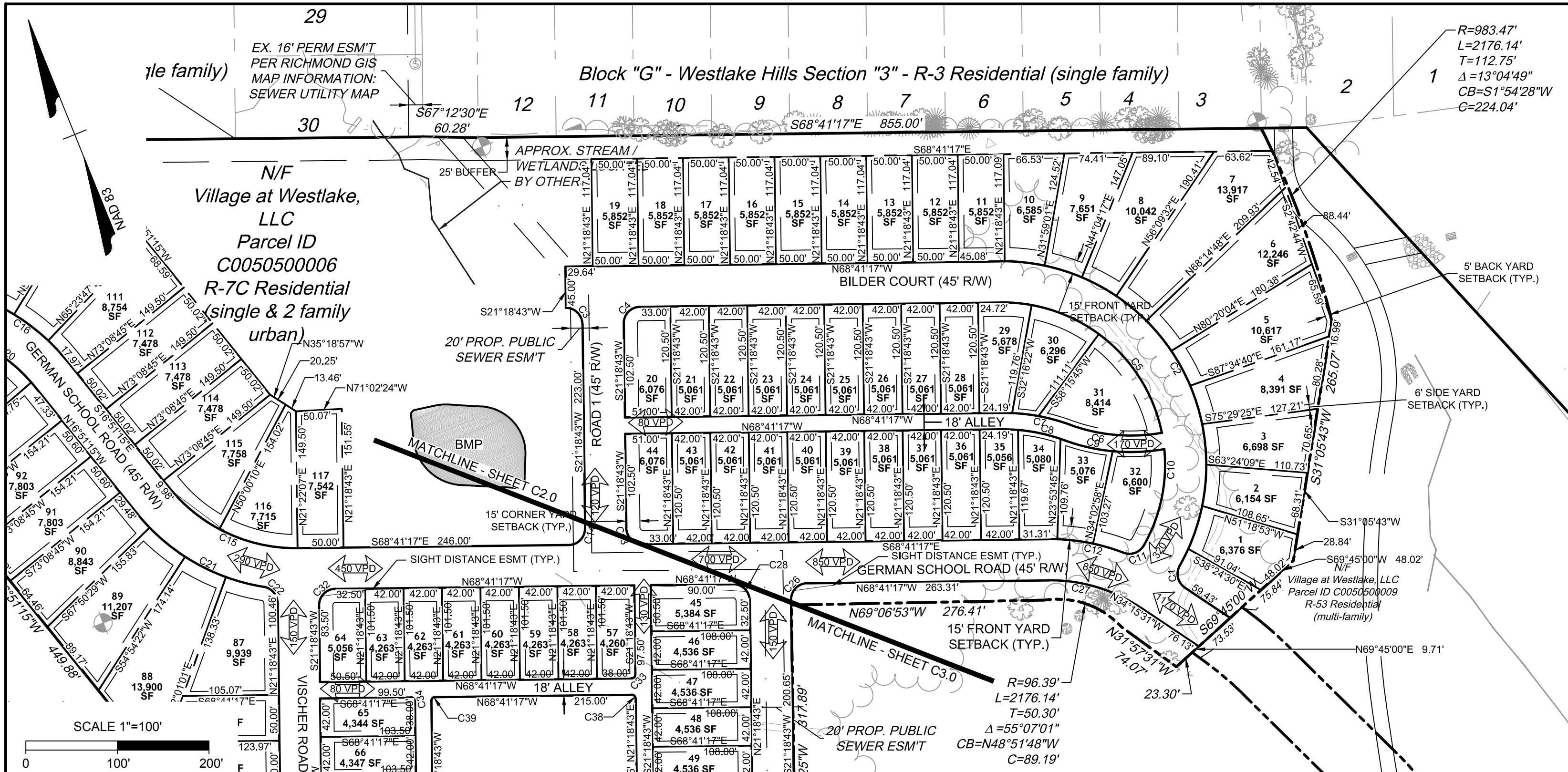
PRELIMINARY PLAT OF  
**WESTLAKE  
SUBDIVISION**

District #4	CITY OF RICHMOND, VA
DATE: MARCH 23, 2015	SCALE: 1"=100'
SHEET 1 OF 3	J.N.: 36319
DRAWN BY: S. CASTONGUAY	CHECKED BY: S. WORTHINGTON
REVISED: December 14, 2016	



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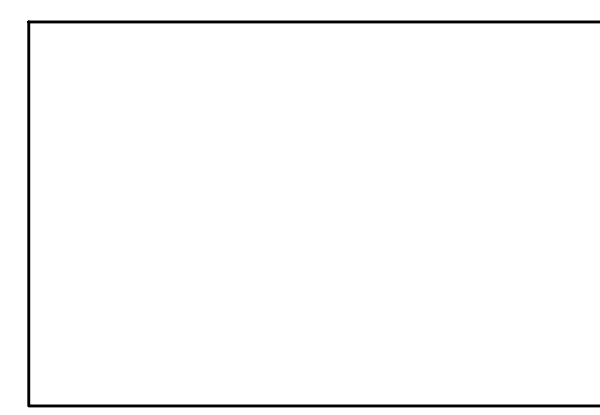


RESIDENTIAL LOT INFORMATION	
MAXIMUM AREA	13,938 S.F.
AVERAGE AREA	6,391 S.F.
MINIMUM AREA	4,077 S.F.
LOT COUNT	
FRONT ACCESS LOTS	61
ALLEY ACCESS LOTS	56

**SURVEYOR'S CERTIFICATE**  
 To the best of my knowledge and belief all of the requirements as set forth in the ordinance for approving of plats of subdivision in the City of Richmond, Virginia have been complied with. All monuments have been previously set or will be set by the \_\_\_\_ day of \_\_\_\_ 2014.  
 (Not to exceed one year from recordation.)

**SOURCE OF TITLE**  
 The property embraced within the limits of this subdivision is that property conveyed to Village at Westlake, LLC by Deed of Distribution dated October 12, 2015, recorded November 25, 2015 as Instrument #150022607 in the Clerk's office in the Circuit Court of Richmond, Virginia.

Signature: \_\_\_\_\_



CITY OF RICHMOND APPROVAL

**SUBDIVISION CERTIFICATE**  
 The subdivision of land shown hereon, designated "Westlake Subdivision" is with the free consent and in accordance with the desires of the undersigned owners thereof. There are Deeds of Trust or Mortgages on this property. All streets, alleys and easements are of the width and extent shown hereon and are dedicated to the City of Richmond, Virginia free and unrestricted by any previous agreements or easements, except as noted on this plat at the time of recordation. All easements are for surface and underground drainage and for underground utilities, unless noted otherwise. All unrestricted easements are subject to the right of the City of Richmond, Virginia to establish alleys on said easements at a future time without cost of the property involved. The dedication of easements to the City includes the right to make reasonable use of the adjoining land for construction and maintenance of public facilities within the boundaries of the easements shown hereon. All dedications of land are subject to the right of the City of Richmond, Virginia to establish streets, alleys, or easements on such property at a future time without cost of the property involved.

IN WITNESS WHEREOF, the Owners have affixed their signature and seal as of this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_  
 Owner

COMMONWEALTH OF VIRGINIA  
 CITY/COUNTY OF \_\_\_\_\_, To-wit:  
 I, \_\_\_\_\_, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that \_\_\_\_\_ who is known to me and whose name is signed to the foregoing instrument personally appeared before me and has acknowledged the same before me in the jurisdiction aforesaid this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public  
 My commission expires: \_\_\_\_\_ (SEAL)  
 Registration No.: \_\_\_\_\_

- NOTES**
- Use: Single-Family Urban Residential
  - Zoning: R-7C, Single- and Two-Family Urban Residential, Ordinance Number 2014-157-159
  - Setbacks: Front=15', Rear=5', Side=6'
  - Address: 1600 German School Road, Richmond, Virginia 23225
  - Tax map reference number: C005-0500/006
  - Water: Public - City of Richmond, Virginia
  - Sewer: Public - City of Richmond, Virginia
  - Drainage: Curb & Gutter & Sidewalks shall be installed per section 94-213 of the Subdivision Ordinance
  - Public Utilities: Underground
  - Owner: Village at Westlake, LLC (560 Lynnhaven Pkwy, Virginia Beach, VA 23452, Attn: Brian Revere)
  - Developer: Westlake, LLC (4130 Innslake Dr. Glen Allen, VA 23060, Attn: Cindy Weinstock)
  - Total Area: 31.87 Acres  
 Area for Roads & Alleys (both are public): 5.44 Acres  
 Area for Lots: 17.17 Acres  
 Area for Public Purpose: 9.26 Acres
  - Number of Lots: 117  
 Minimum Lot size: 4,077 square feet  
 Maximum Lot size: 13,938 square feet  
 Average Lot size: 6,391 square feet
  - Property within the limits of this subdivision is located in Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), as identified by a visual inspection of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map Number 5101290019D, Map Revised April 2, 2009.
  - Property within the limits of this subdivision is located in federally designated wetlands, as shown on a study by Enviro-Utilities, Inc. titled "Wetlands/Waters of the U.S. & RPA Determination, Billey Tract, 6508 Jahnke Road" with a preliminary jurisdictional determination issued by the Corps of Engineers dated August 27, 2009.
  - Property within the limits of this subdivision is located in the Chesapeake Bay Preservation Areas designated by the City of Richmond, Virginia pursuant to Chapter 14 of the City Code of 2015. The approximate limits of the Chesapeake Bay Preservation Area is denoted by dashed "RMA" lines.
  - Property embraced within the limits of this subdivision was based on a field run survey performed by Timmons Group and completed on June 26, 2013.
  - Vertical Datum = NAD 83 Virginia State Planes, South Zone, US Feet
  - The property embraced within the limits of this subdivision is subject to Declaration of Covenants and Restrictions recorded simultaneously with plat.
  - Condition #2, the Tree Save area on the Master Plan shall remain undisturbed, except for: stormwater management facilities; fallen/deceased/dead trees; the installation of utilities; other purposes request/approved at plan review. The exact boundaries of the Tree Save areas shown on the approved subdivision plan for the R-7C parcel shall contain collectively a minimum of six (6) acres. The proposed layout accommodates 6.07 acres of Tree Save area.

- The exact boundaries of the Tree Save Area shall be shown on the Final Plat and shall contain collectively a minimum of six (6) acres in aggregate regardless of how the R-7 parcel is subdivided.
- Alley lots shall only have driveways from the alley.
- The 6' side lot line is wider than the minimum required 3' (per R-7 zoning) and is self-imposed.
- The project was rezoned per Ordinance No. 2014-157-159 to R-7 (Conditional) with proffers.

PRELIMINARY PLAT OF  
**WESTLAKE  
 SUBDIVISION**

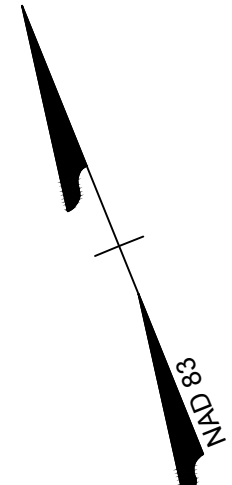
District #4	CITY OF RICHMOND, VA
DATE: MARCH 23, 2015	SCALE: 1"=100'
SHEET 2 OF 3	J.N.: 36319
DRAWN BY: S. CASTONGUAY	CHECKED BY: S. WORTHINGTON
REVISED: December 14, 2016	

THIS DRAWING PREPARED AT THE  
**CORPORATE OFFICE**  
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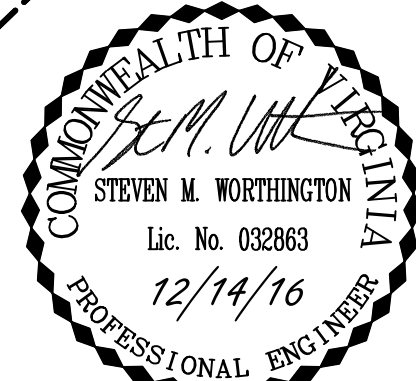
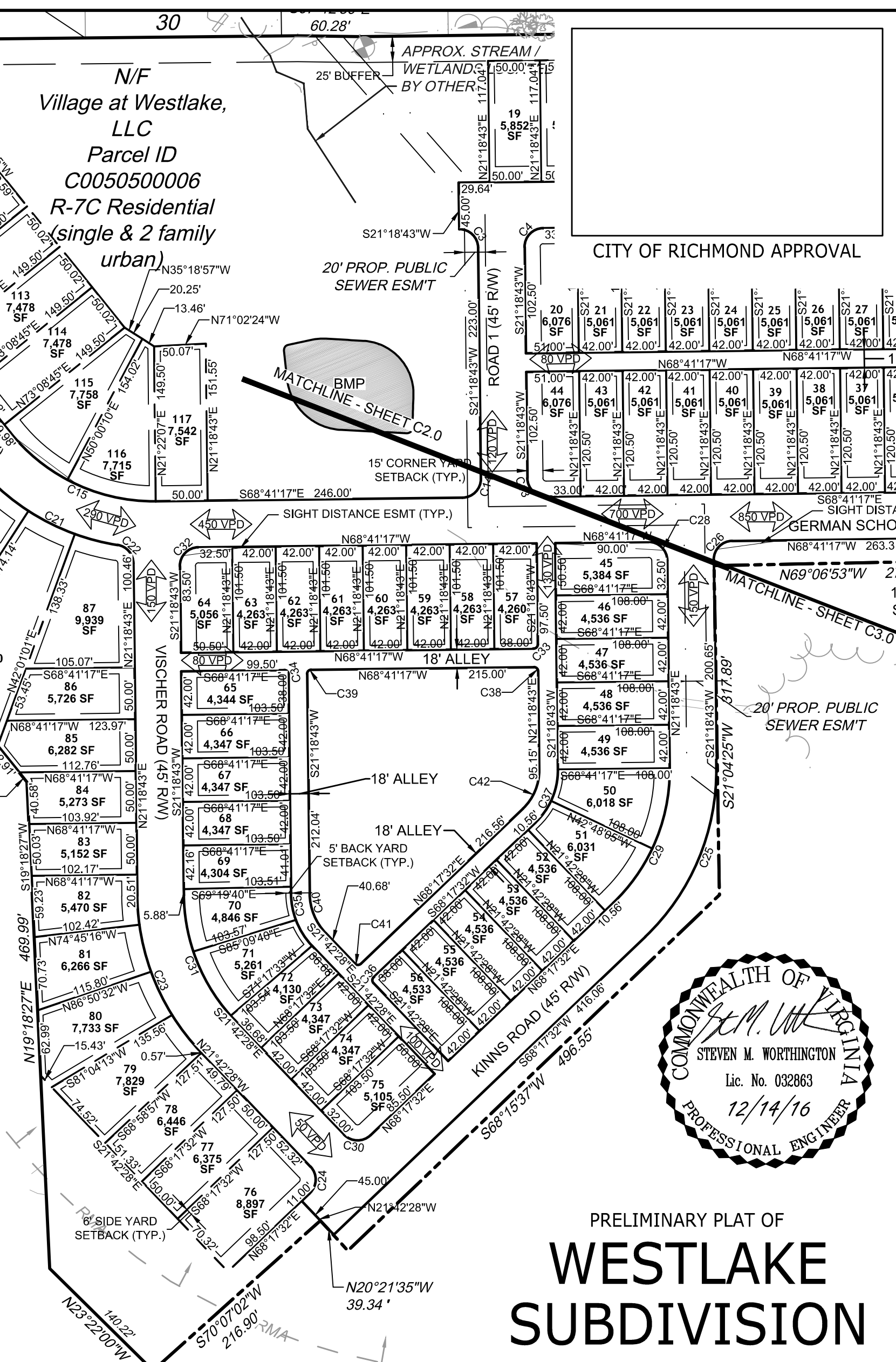
Site Development Residential Technology Infrastructure



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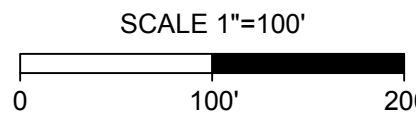
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	18.00	26.98	16.75	85°53'30"	N8°41'14"E	24.53
C2	222.50	43.32	21.73	11°09'20"	N6°31'56"W	43.25
C3	18.00	28.27	18.00	90°00'00"	N23°41'17"W	25.46
C4	18.00	28.27	18.00	90°00'02"	S66°18'43"W	25.46
C5	177.50	130.96	68.62	42°16'17"	S10°36'06"E	128.01
C6	191.00	96.03	49.05	28°48'28"	N62°09'21"W	95.02
C7	209.00	35.69	17.89	9°46'59"	N52°38'36"W	35.64
C8	191.00	47.53	23.89	14°15'32"	N56°12'35"W	47.41
C9	209.00	54.34	27.33	14°53'51"	N55°12'02"W	54.19
C10	177.50	109.40	56.50	35°18'54"	N34°00'15"E	107.68
C11	18.00	25.57	15.48	81°22'52"	S87°38'51"E	23.47
C12	222.50	34.93	17.50	8°59'37"	S51°27'13"E	34.89
C13	18.00	28.27	18.00	90°00'00"	S23°41'17"E	25.46
C14	18.00	28.27	18.00	89°59'59"	N66°18'43"E	25.46
C15	177.50	88.71	45.30	28°38'03"	S54°18'51"E	87.79
C16	222.50	46.96	23.57	12°05'35"	S30°39'00"E	46.87
C17	13.50	13.55	7.41	57°29'57"	S40°02'20"E	12.99
C18	53.50	34.01	17.60	36°25'35"	N20°50'25"E	33.44
C19	13.50	13.55	7.41	57°29'57"	S82°27'43"W	12.99
C20	177.50	89.76	45.86	28°58'24"	N33°15'11"W	88.80
C21	222.50	50.05	25.13	12°53'20"	N41°32'19"W	49.95
C22	18.00	25.23	15.19	80°18'19"	N18°50'26"W	23.21
C23	222.50	46.56	23.37	11°59'24"	N3°54'47"W	46.48
C24	18.00	28.27	18.00	90°00'00"	N23°17'32"E	25.46
C25	222.00	182.03	96.48	46°58'49"	S44°48'08"W	176.97

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C26	18.00	28.27	18.00	90°00'00"	S66°18'43"W	25.46
C27	177.50	106.66	55.00	34°25'46"	N51°28'24"W	105.06
C28	18.00	28.27	18.00	90°00'00"	N23°41'17"W	25.46
C29	177.00	65.16	32.95	21°05'37"	N57°44'44"E	64.80
C30	18.00	28.27	18.00	90°00'00"	S66°42'28"E	25.46
C31	177.50	72.10	36.55	23°16'20"	S8°09'30"E	71.60
C32	18.00	28.27	18.00	90°00'00"	S66°18'43"W	25.46
C33	4.00	6.28	4.00	90°00'00"	S66°18'43"W	5.66
C34	4.00	6.28	4.00	90°00'00"	S23°41'17"E	5.66
C35	74.00	25.49	12.87	19°44'23"	S11°26'32"W	25.37
C36	4.00	6.28	4.00	90°00'00"	S23°17'32"W	5.66
C37	69.00	25.40	12.85	21°05'37"	S57°44'44"W	25.26
C38	4.00	6.28	4.00	90°00'00"	N23°41'17"W	5.66
C39	4.00	6.28	4.00	90°00'00"	S66°18'43"W	5.66
C40	56.00	42.05	22.07	43°01'11"	S0°11'52"E	41.07
C41	4.00	6.28	4.00	90°00'00"	S66°42'28"E	5.66
C42	51.00	41.82	22.16	46°58'49"	N44°48'08"E	40.66



# PRELIMINARY PLAT OF WESTLAKE SUBDIVISION

District #4	CITY OF RICHMOND, VA
DATE: MARCH 23, 2015	SCALE: 1"=100'
SHEET 3 OF 3	J.N.: 36319
DRAWN BY: S. CASTONGUAY	CHECKED BY: S. WORTHINGTON
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